

**ORDINANCE NO. 20100826-061**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2301, 2303 AND 2305 WESTERN TRAILS BOULEVARD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO NEIGHBORHOOD OFFICE-MIXED USE-CONDITIONAL OVERLAY (NO-MU-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to neighborhood office-mixed use-conditional overlay (NO-MU-CO) combining district on the property described in Zoning Case No. C14-2010-0044, on file at the Planning and Development Review Department, as follows:

Lots 14, 15 and 16, Block F, Western Trails Section 9 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book Volume 21, Page 29, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2301, 2303 and 2305 Western Trails Boulevard in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

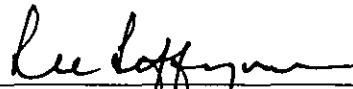
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood office (NO) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on September 6, 2010.

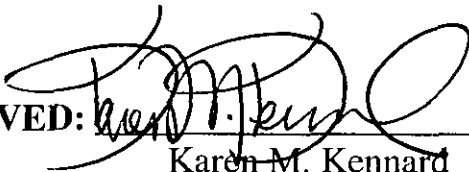
**PASSED AND APPROVED**

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August 26, 2010

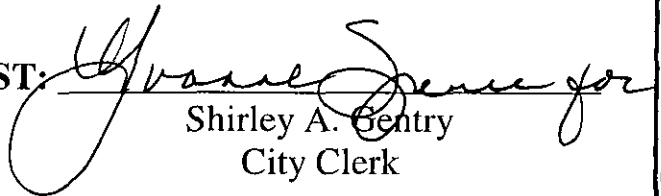
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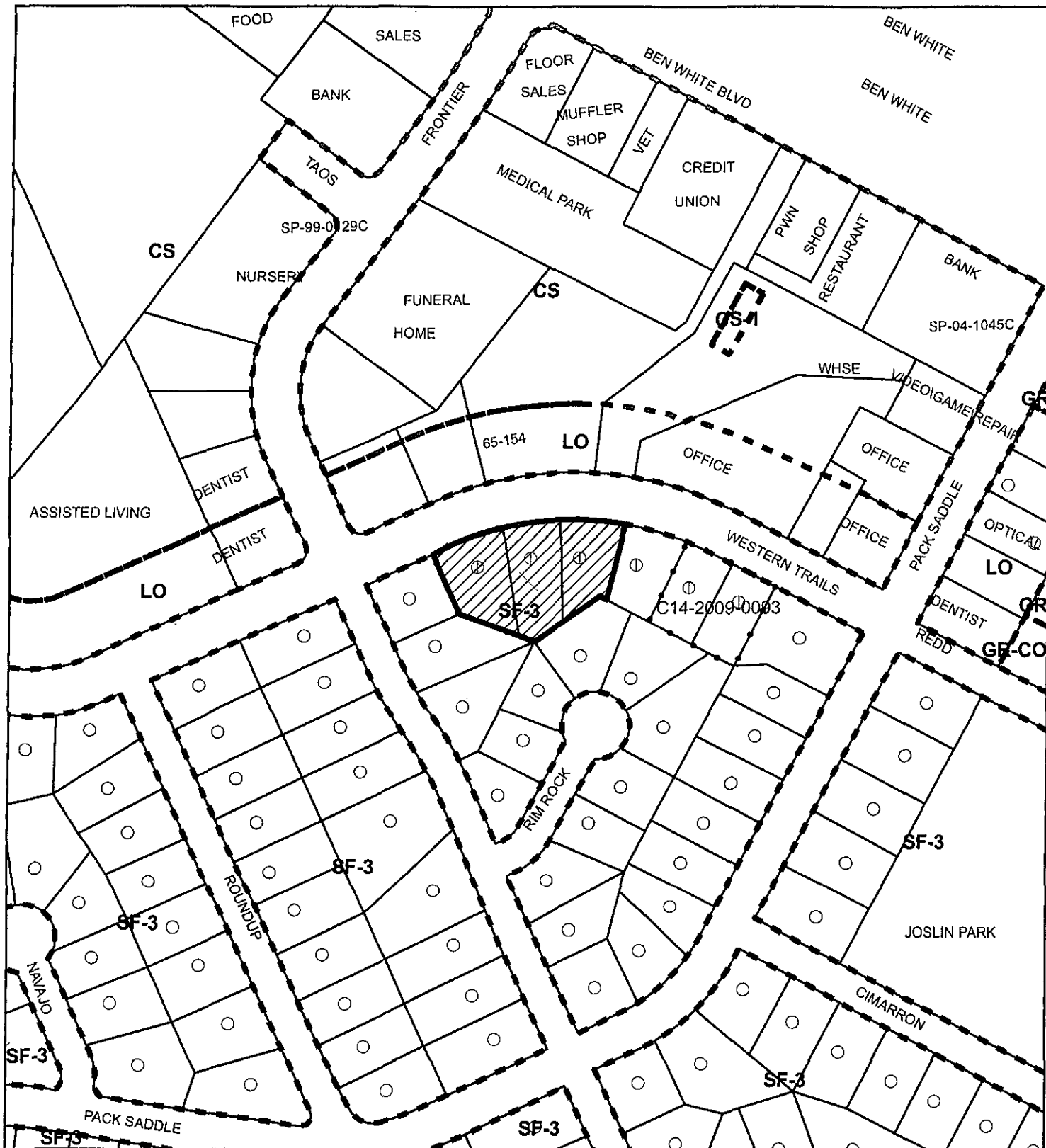
Lee Leffingwell  
Mayor

**APPROVED:**  \_\_\_\_\_

Karen M. Kennard  
Acting City Attorney

**ATTEST:**  \_\_\_\_\_

Shirley A. Gentry  
City Clerk



### Legend

- SUBJECT TRACT
- PENDING CASE
- ZONING

SCALE: 1" = 200'

### ZONING Exhibit A

CASE NUMBER: C14-2010-0044  
 ADDRESS: 2301, 2303 & 2305 WESTERN TRAILS BLVD  
 AREA: 0.7903 AC.  
 GRID: F19  
 CASE MGR: W. RHOADES



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